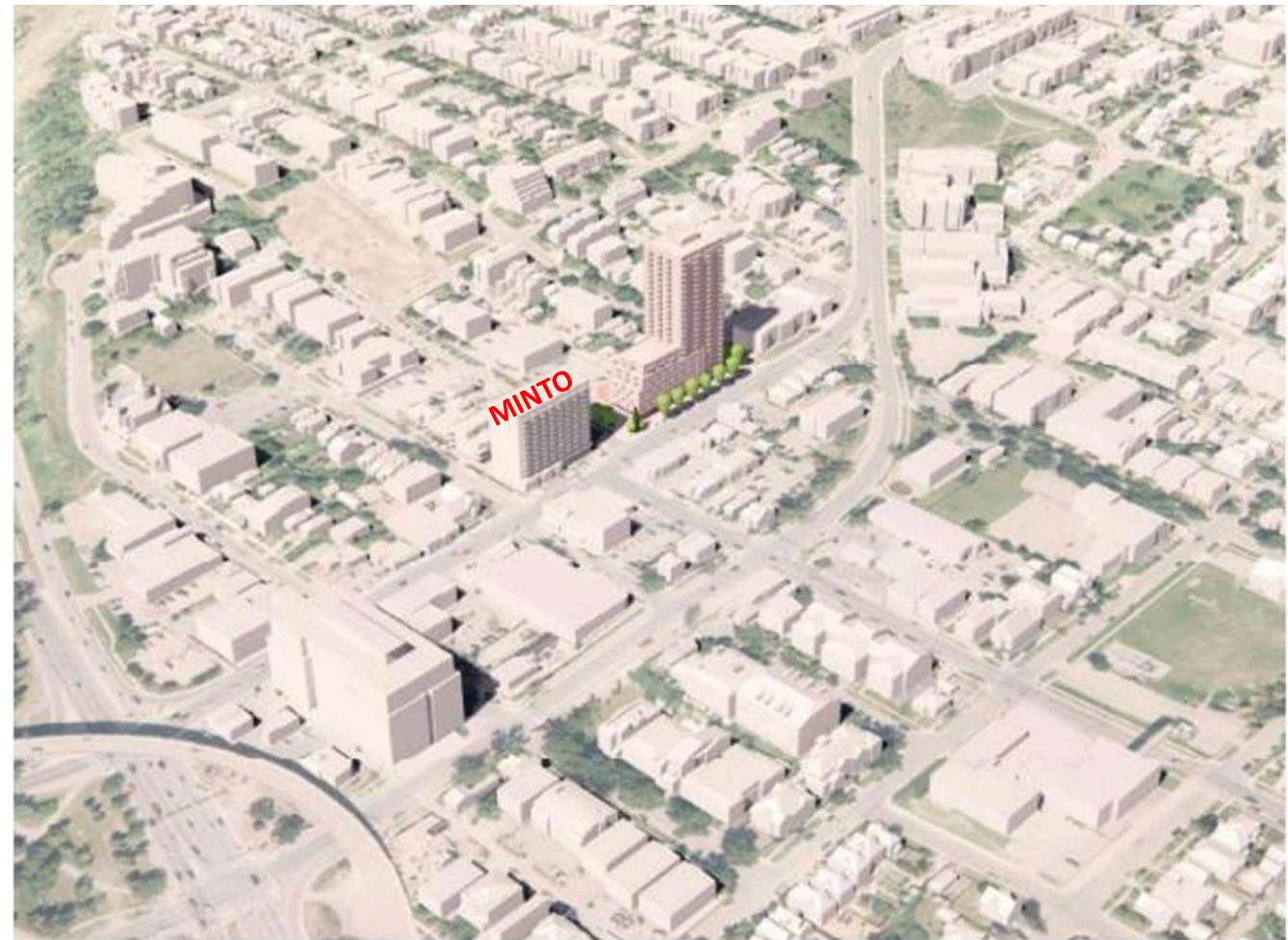
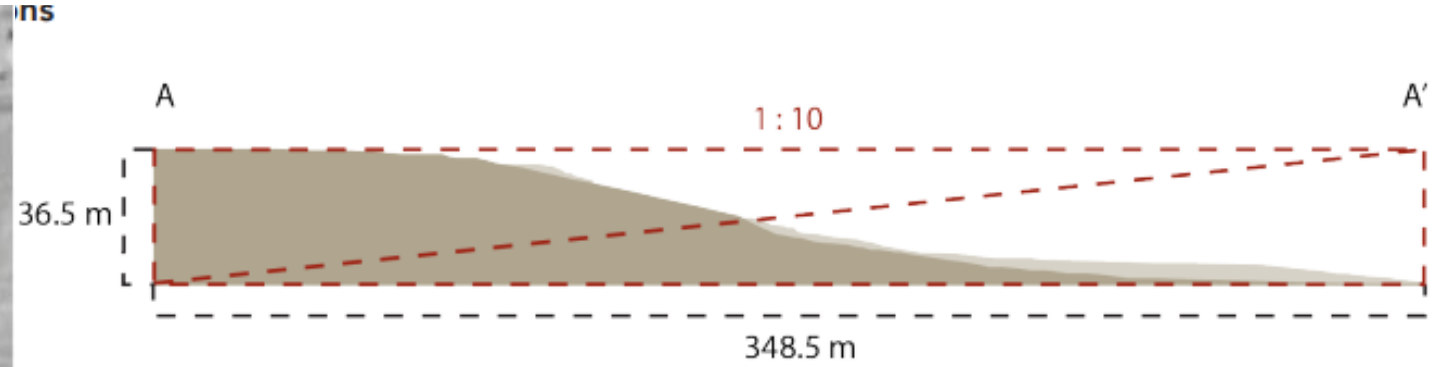
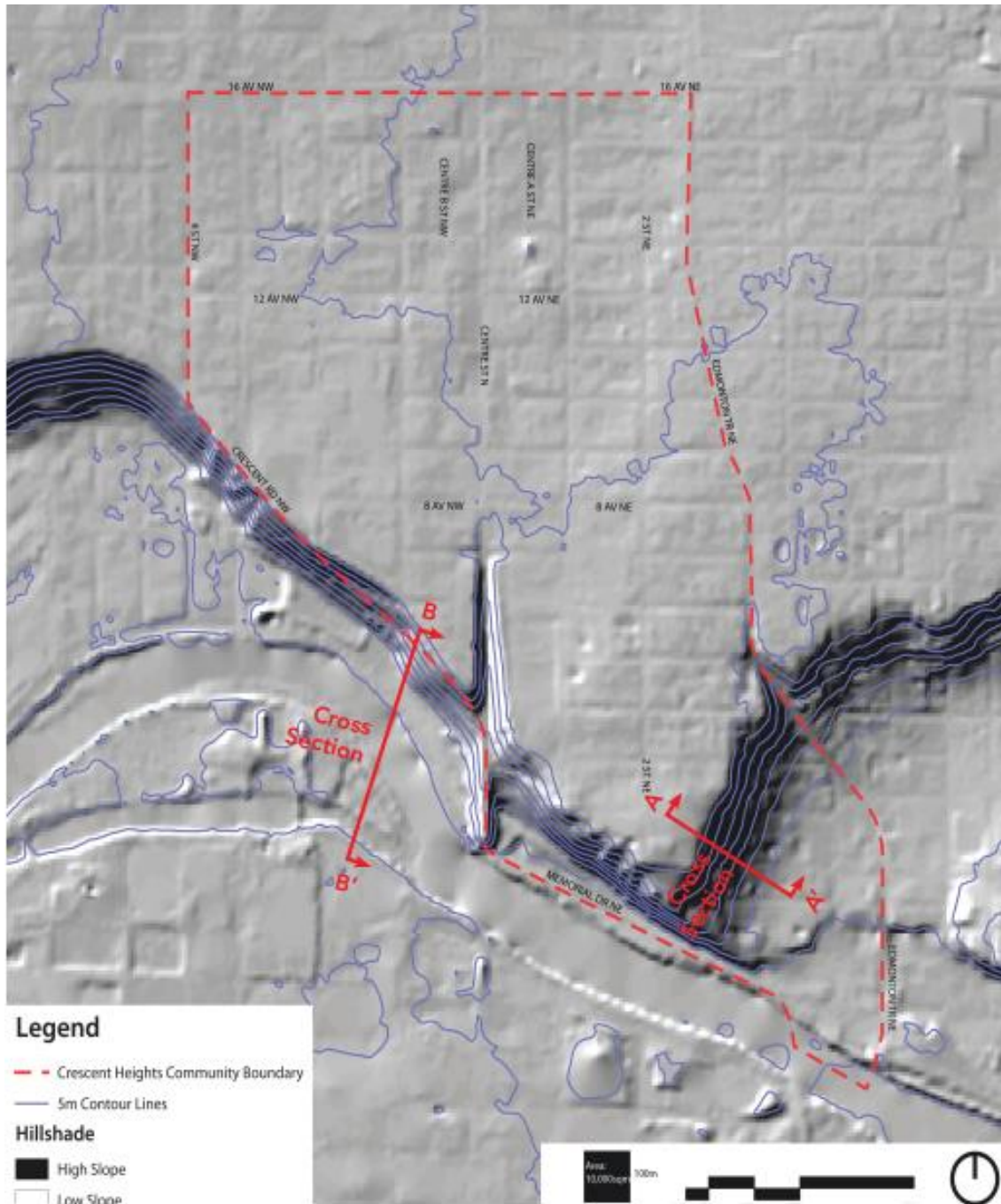


# LOC2024-0166

Dee Naidoo

9 September 2025

CITY OF CALGARY <b>RECEIVED</b> IN COUNCIL CHAMBER  SEP 09 2025 ITEM: 7-2-16 CPC 2025-0665 <u>Dist 16 - Presentation 3</u> CITY CLERK'S DEPARTMENT
---



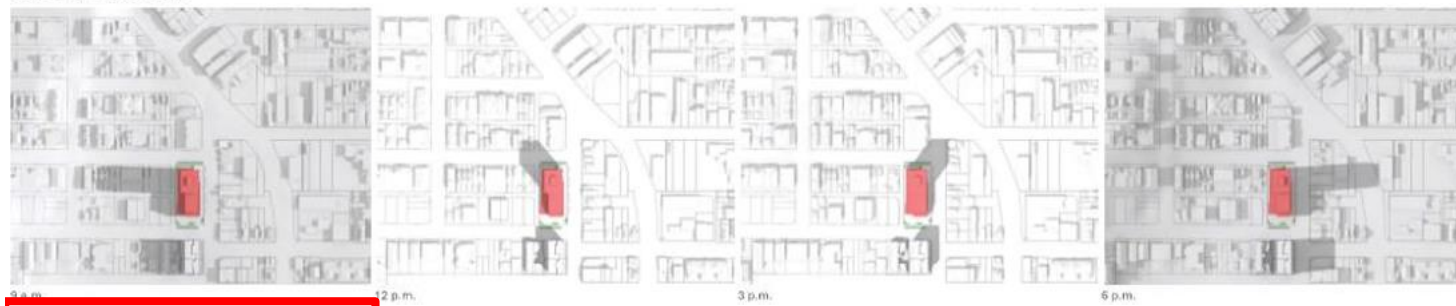
# Shadow Study

Attach 4 - Comprehensive Plan - CPC2025-0665.pdf

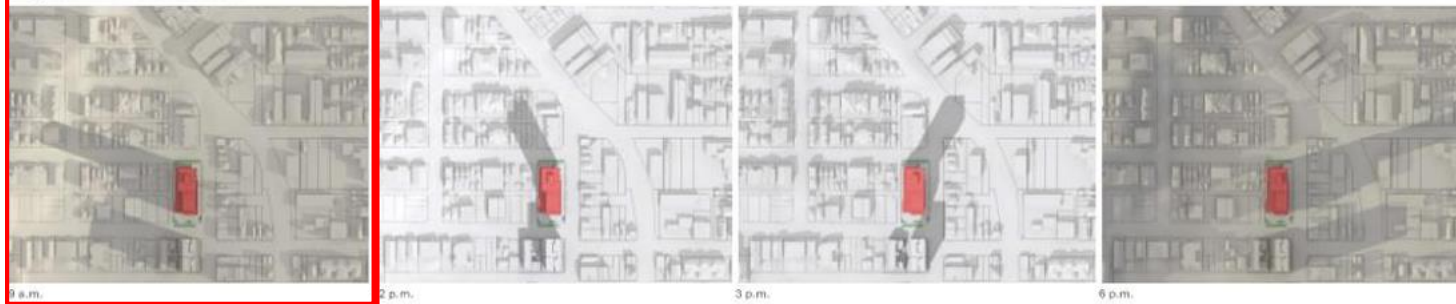
March 21 Shadows



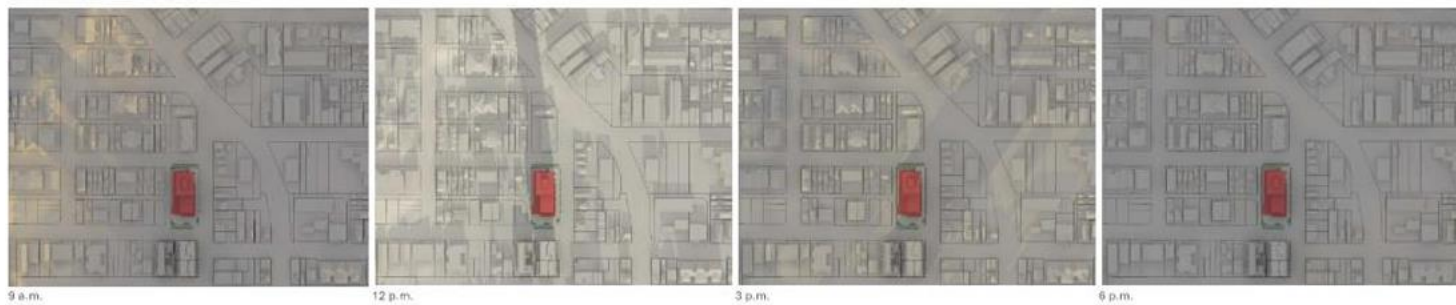
June 21 Shadows



September 21 Shadows



December 21 Shadows

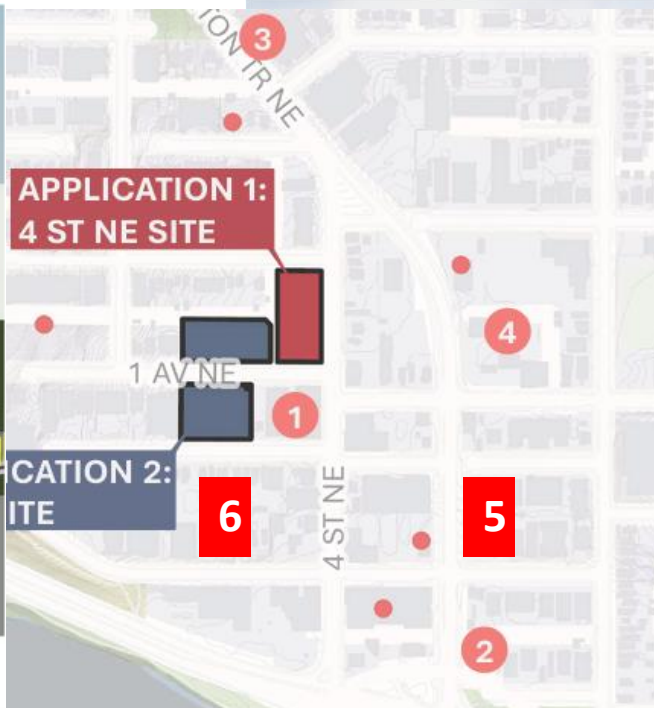
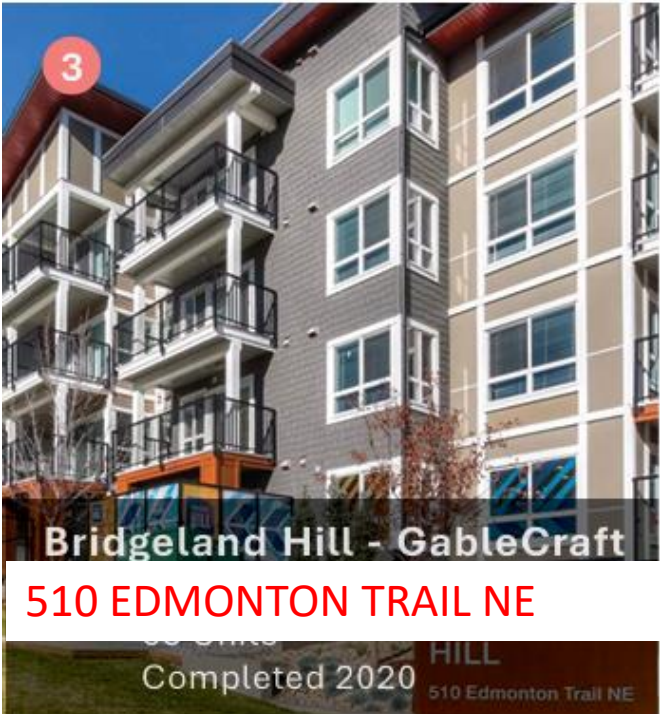


March 21 Shadows



September 21 Shadows

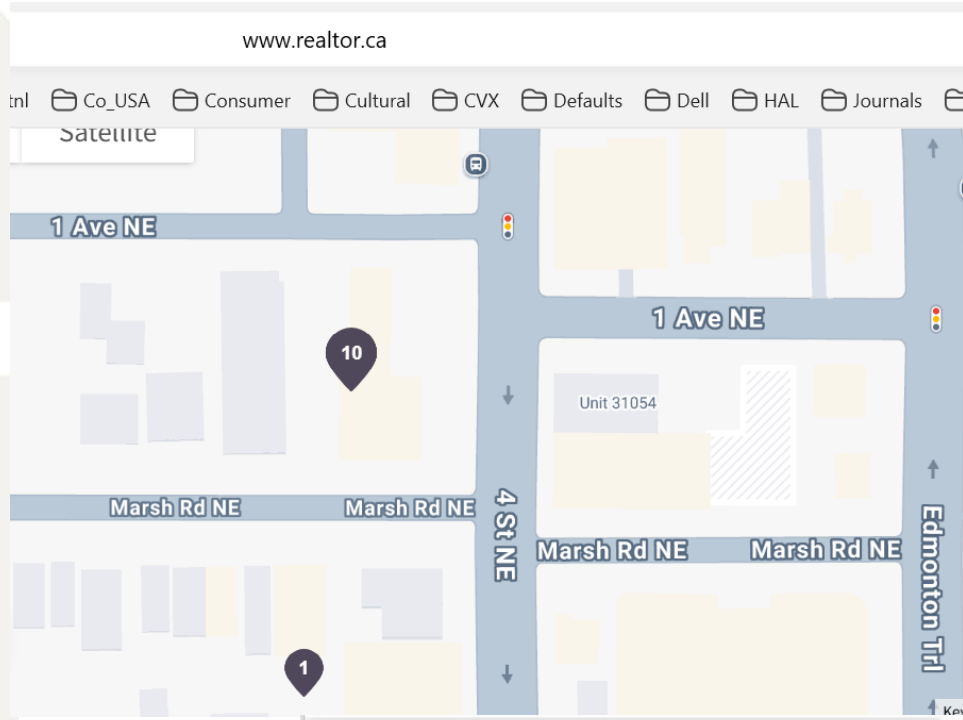
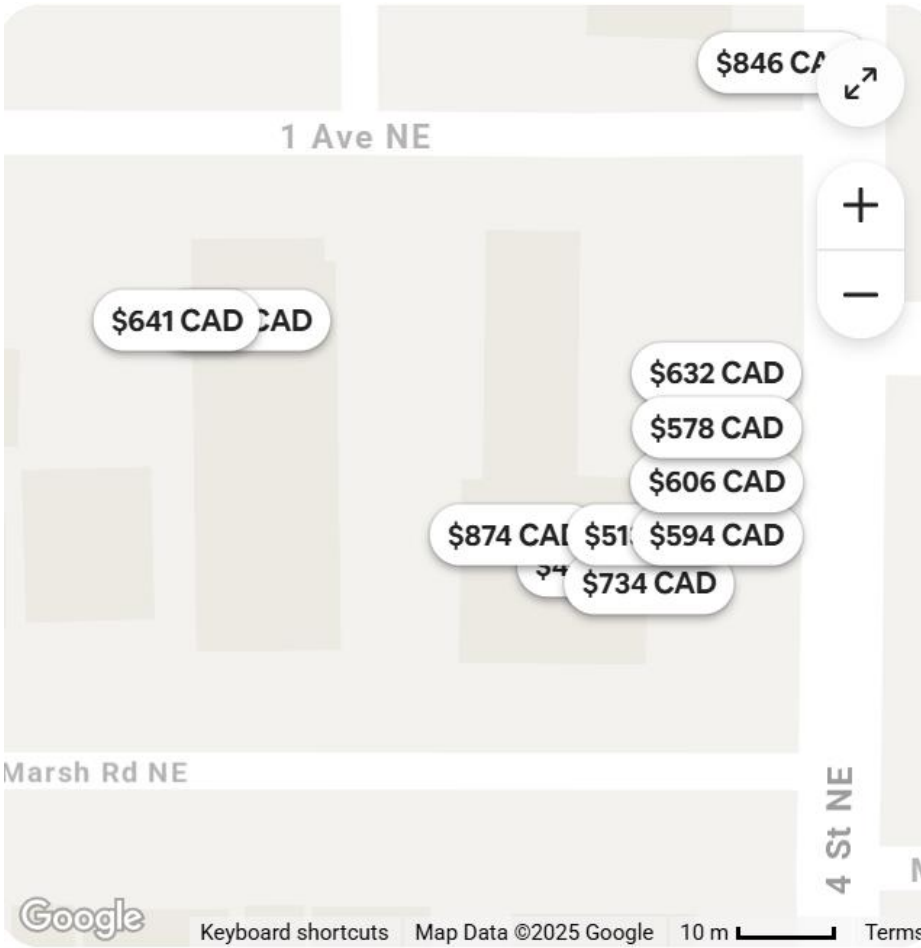













# MINTO: STRs & Turnover

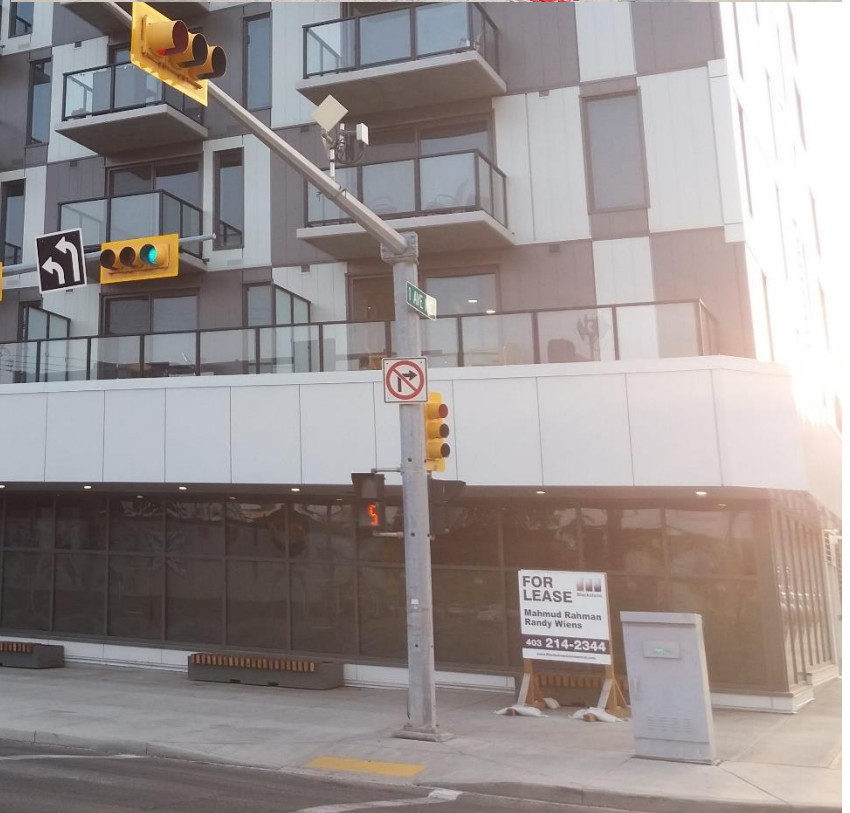
<https://www.airbnb.ca/s/Downtown-Calgary--Calgary--AB/homes>

<https://www.realtor.ca/>



-  **\$509,900**  
1313, 123 4 Street NE, Calgary, Alberta  
2 beds, 2 baths, 718 sqft  
4 days ago
-  **\$300,000**  
1005, 123 4 Street NE, Calgary, Alberta  
1 bed, 1 bath, 490 sqft
-  **\$260,000**  
814, 123 4 Street NE, Calgary, Alberta  
1 bed, 1 bath, 425 sqft
-  **\$344,777**  
111, 455 1 Avenue NE, Calgary, Alberta  
2 beds, 2 baths, 634 sqft
-  **\$289,999**  
308, 455 1 Avenue NE, Calgary, Alberta  
1 bed, 1 bath, 440 sqft
-  **\$350,000**  
204, 455 1 Avenue NE, Calgary, Alberta  
2 beds, 1 bath, 633 sqft
-  **\$329,000**  
502, 123 4 Street NE, Calgary, Alberta  
2 beds, 1 bath, 536 sqft
-  **\$339,900**  
202, 455 1 Avenue NE, Calgary, Alberta  
2 beds, 2 baths, 653 sqft
-  **\$300,000**  
1005, 123 4 Street NE, Calgary, Alberta  
1 bed, 1 bath, 490 sqft

# MINTO: investments & benefits



# HERITAGE ASSETS

## ROMA GROCERY



**CONCEPT 1**  
*September 2024*



**CONCEPT 2**  
*March 2025*



